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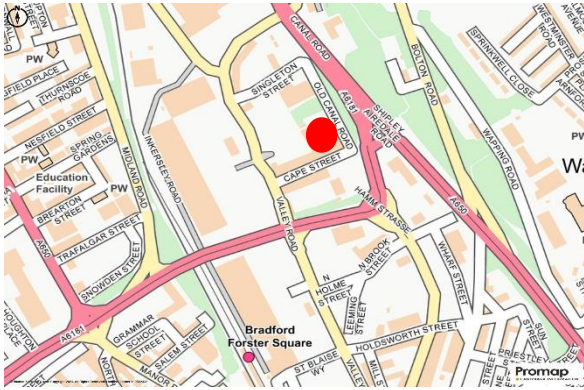
To Let

Conditioning House, Cape Street, Bradford BD1 4QG

- 169 - 5,416 sq ft (15.70 - 503.16 sq m)
- Spacious serviced office suites
- Bradford City Centre location
- Close to nearby amenities

0113 246 1533

9 Bond Court, Leeds, LS1 2JZ
email: leeds@knightfrank.com



Promap ©

Location

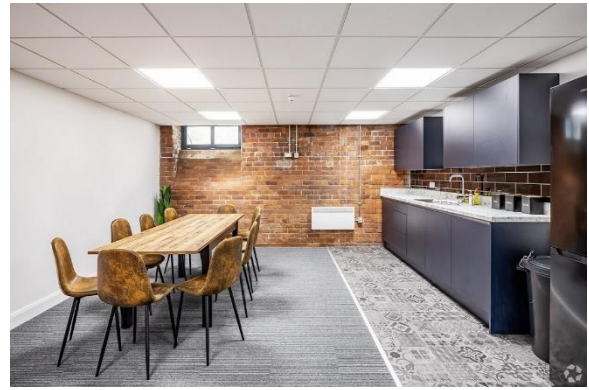
The property is located in the heart of Bradford City Centre, immediately adjacent to Forster Square retail park and within a 5 minute walk from local amenities.

Description

Conditioning House provides a spacious commercial space within a landmark Victorian Mill.

The serviced office suites benefit from the following specification:

- ◆ Meeting rooms
- ◆ On site gym
- ◆ A picturesque atrium area with communal break out space
- ◆ Secure entry card access system
- ◆ Onsite night security
- ◆ Fast fibre internet connectivity
- ◆ Printing services



Accommodation

The available accommodation has been measured to have the following approximate net internal floor area:

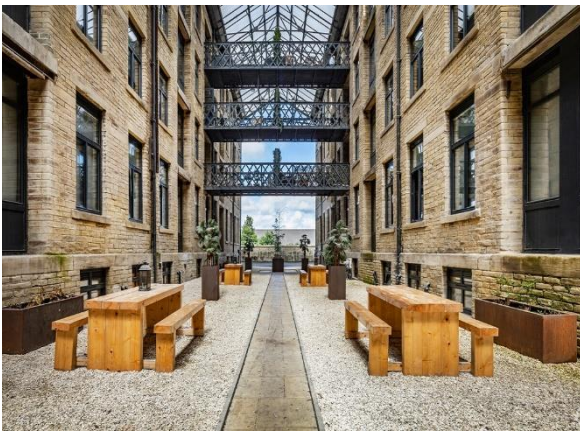
SUITE	SQ FT	SQ M
Office 1	430	39.95
Office 3	223	20.72
Office 4	258	23.97
Office 6	169	15.70
Office 7	170	15.79
Office 8	584	54.26
Office 9	169	15.70
Office 10	418	38.83
Office 11	228	21.18
Office 12	437	40.60
Office 13	467	43.39
Office 14	314	29.17
Office 15	548	50.91
Office 16	303	28.15
Office 17	304	28.24
Office 18	394	36.60
TOTAL	5,416	503.16

Terms

The office suites are available at all-inclusive rents from £250 per desk.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information

Strictly by appointment with the joint letting agents:

Knight Frank LLP

Contact: Victoria Harris

Email: victoria.harris@knightfrank.com

Tel: 0113 297 2448

Mark Brearley & Co

Contact: Mark Brearley

Email: enquiries@markbrearley.co.uk

Tel: 01274 595 999

Subject to Contract

Particulars: June 2024

Photographs: June 2024

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[Particulars dated [June 2024]. Photographs and videos dated [June 2024].]

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